

CERTIFICATE OF INSPECTION**VALID FOR ONE YEAR**

Address: 28 Wandle Ave.

Date: September 18, 2015

Perm. Parcel No: 811-21-070

Use District: R-2

Present Occupancy: 1 Dwelling Unit

Permitted Occupancy: 1 Dwelling Unit

Owners Name: Jason Creager

Maximum Occupancy: 7 persons

Mail to:

Property: Legal Conforming [X]

Legal Non-Conforming []

Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

REQUIRED MAINTENANCE ITEMS:

1. Remove all trash, rubbish, garbage or debris on property, especially back of garage.
2. All siding must be present, in good condition and properly painted. Repaint the house or install new, vinyl siding throughout.
3. All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal.
4. All porches must be properly maintained and painted and equipped with handrails if more than 30" high. Make all necessary repairs to the (front) (rear) (side) porch accordingly. Stain/paint the porch assembly.
5. Roofs must be free of holes, deterioration, leaks or missing shingles and be structurally sound. Remove the existing roofing shingles and install a new roof on the dwelling (and adjacent garage). Use Ice and water Shield where required. Make all necessary repairs to the existing roof. Materials used for repairs must match the existing in type, quality and color. A maximum of two layers of roofing are permitted on roof.
6. Tuck-point the foundation masonry and repaint to match existing.
7. Tuck-point or completely reconstruct the chimney above the roof line. Repaint to match existing if applicable. Only masonry mortar materials may be used to tuck-point brick masonry (no caulking), and the mortar color must match the existing mortar. Gray mortar MAY NOT be acceptable.

GARAGE:**NOTE:** Have a structural engineer look at floor to see if it will support a car.

1. Scrape and paint the entire garage or install new vinyl siding on garage.
2. Roofs must be free of holes, deterioration or leakage. Completely replace the garage roof.
3. Scrape and paint or completely replace the overhead door. Repair windows in the overhead door.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

**PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.**

CITY OF BEDFORD BUILDING DEPARTMENT

Inspector: Robert Brown

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Jason Creager
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EXTERIOR ITEMS:

1. Replace all missing and damaged gutters and downspouts.
2. All masonry (block, brick, etc. – chimneys, foundations, brick steps, brick fronts, veneers, etc.) must be in good, sound condition with no loose or missing brick, block or mortar. Replacement materials, including mortar colors, must match the originals in nature, texture, color and style. Caulking may not be used to replace masonry mortar. Tuck point all masonry accordingly.
3. Replace all obsolete windows with new replacement windows.
4. All doors must open and close properly. Repair or replace the 2nd floor door accordingly.
5. All exterior light fixtures must be properly maintained and operate normally.
6. All exterior receptacles must be GFCI protected and weather-proof.
7. All stairs/steps must be sound, free of cracked or loose sections and equipped with handrails.
8. Repair the damage to the tree lawn using top soil if necessary and seed the area.
9. Replace the side and rear exterior door and frame with a new door assembly.
10. Trim all trees, bushes and/or shrubbery on the property, especially off house and garage.

GENERAL GARAGE ITEMS:

1. Exterior walls must be free of cracks, holes, damaged or missing siding, damaged or missing trims.
2. All electrical outlets in walls must be GFCI protected (except freezers).
3. Electrical wiring in walls must be in conduit.
4. Electrical outlets for overhead door opener must be grounded and within 3'0" from opener.
5. Floors must be concrete material and be free of serious or misaligned cracks. Replace the garage floor. WOOD??
6. Make all necessary repairs to the garage window(s) and related frames and trims.
7. Replace man door on side of garage and at back of garage.

DRIVEWAYS, SIDEWALKS, AND STAIRS:

1. Replace 1 square of public sidewalk. Public sidewalk must be constructed of reinforced concrete in the minimum thickness of 4-inches, except in the driveway area the minimum thickness shall be the same thickness as the apron.
2. Level 2 squares of public sidewalk.
3. Remove and replace selected areas of broken or deteriorated asphalt drive as directed.

NOTE: Asphalt paving shall be installed in two layers of a minimum thickness of 2 ½ -inches and 1-inch respectively.

GENERAL ELECTRICAL ITEMS:

1. Knob and Tube wiring must be in its original condition. Knob and Tube wiring that has been tampered with must be removed and upgraded to non-metallic sheathed cable (Romex).
2. Any holes in the panel from missing breaker knock-outs, etc. must be plugged with correct appliance.
3. All wires entering main panel must have the correct connectors.
4. All unused or defective electrical fixtures or equipment must be completely removed throughout.

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GENERAL ELECTRICAL ITEMS-CONTINUED:

5. All taps and splices must be enclosed in work box with correct cover.
6. All lights, outlets and switches must operate properly. Electrical devices may not be painted.
7. The following receptacle outlets show an open ground and either must be grounded or replaced with two-prong receptacle outlets. Check all outlets throughout property.

GENERAL PLUMBING ITEMS:

1. Hot water tanks must be equipped with dielectric nipples or unions at water inlets and outlets.
2. Hot water tanks must be equipped with correct size and gauge exhaust flue piping sealed tightly @ chimney.
3. Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.
4. Install an air admittance valve and p-trap under kitchen sink.

GENERAL HVAC ITEMS:

1. Furnace or boiler must be clean and in serviceable condition and generally free of rust and corrosion. Have the furnace cleaned and serviced by a qualified technician. Or Replace the furnace with a new appliance.

BASEMENT ITEMS:

1. Clean and disinfect the basement.
2. A smoke detector is required: Battery type for finished ceiling, or 110 v. type for open joist ceiling.
3. Tuck-point the mortar joints in the basement walls as needed. Repair all wall cracks.
4. Walls must be free of moisture, mold, mildew, etc. Find causes of moisture and correct. Disinfect the basement as needed.
5. Scrape and paint the basement walls with block-filler paint.
6. All basement windows must be weather-tight, free of broken glass, glazing putty in good condition and equipped with working window locks. All wood frames and sash must be free of decay, splits, deflection and properly painted. Make repairs to windows as required. Or replace the basement windows with new, vented glass block assemblies.

KITCHEN ITEMS:

1. Install new floor tile in the kitchen.
2. GFCI-protected electrical outlets must be present on both sides of the sink.
3. Walls and ceiling surfaces must be free of cracks and properly painted. Patch and paint as needed.
4. Replace the dilapidated kitchen cabinets.

1ST FLOOR - BATH ITEMS:

1. Install a new tile floor.
2. Caulk base of toilet leaving 1/2" in rear without caulk.
3. Caulk backsplash of sink.

NOTE: Replace toilet and vanity.

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INTERIOR ITEMS:

1. Patch all major and minor cracks and holes in interior walls and ceilings and repaint throughout the entire interior.
2. Clean and disinfect the entire house, including the basement.
3. Remove the worn and soiled carpeting throughout house and disinfect the floor surfaces.
4. Repair and/or secure or replace the handrail to the attic stairs.
5. Install a new smoke detector on the first, second, and third floor levels. And install smoke detectors in each bedroom.
6. Repair and/or replace all missing or damaged interior doors, door frames, baseboard or any other wood moldings in the house. Paint or stain to match existing woodwork.
7. Ensure that all fireplace dampers are intact and that they open and close properly.

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

This dwelling unit has been measured and determined to be approved for a maximum of SEVEN (7) occupants (total of both adults and children)